



Single-Family Plan Requirements

NON-ESLO and NON-Foothill Overlay (FO) Zoning Planning Plan Review

Date: _____

Reviewer: _____

Plan Check Number: _____

Zoning: _____

MCR: _____

Email: _____

Case Number: _____

Address: _____

Subdivision: _____

Maximum Building Height Provided Above the Lowest Finished Floor:

Site Plan Requirements

Site Data

1. ☐ Legal description, address, APN, QS, subdivision and lot number. If city has not assigned an address to the site, contact Records at (480) 312-2356.
2. ☐ Provide zoning on the site plan.
3. ☐ If the parcel is zoned R-4 HD, R-4R HD, R-5 HD, provide the case number for architectural elevation approval (DR or SA number).
4. ☐ Net lot area
5. ☐ Name, address and phone # of architect, engineer and owner on plan.

Plan Requirements

6. ☐ Vicinity map
7. ☐ North arrow on each site plan sheet
8. ☐ Written and graphic scale
9. ☐ Comply with the development standards of the Zoning District and/or Section VII of the Zoning District as indicated on the City reviewed marked up site plan.
10. ☐ Provide all wall/fence and retaining wall heights, both existing and proposed by elevation or footage. Heights shall include: Top of Wall / Top of Fence, Top of Footing, and Top of Retaining Wall (when applicable, e.g. cuts and fills).
11. ☐ Provide top of curb (if no curb, top of provide edge of road/pavement).

12. ☐ Dimension:

- a. ☐ Property dimensions.
- b. ☐ the Zoning District's required setback
- c. ☐ the actual location of all proposed structures, including walls, on lot from the property lines.
- d. ☐ the distance between building(s)/structure(s);
- e. ☐ between structures on adjacent lots (when required by the Zoning District).
- f. ☐ right-of-way, or private street tract from the centerline to the property line.
- g. ☐ and identify existing and new easements, right-of-way, and improvements.
- h. ☐ the additional dimensions indicated on the City reviewed marked up site plan

Plan Notes

13. ☐ Pools require separate approval and permit.
14. ☐ Pools shall not be emptied or backwashed into washes, streets, on to an adjacent lot, or tract of land.
15. ☐ All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
16. ☐ Guesthouse shall never be offered for rent. Guest homes on lots under 35,000 sq. ft. may not provide cooking facilities.
17. ☐ A guesthouse or accessory structure shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building.

Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Single-Family Site Plans

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Native Plant Requirements

- ☐ Comply with the Scottsdale Native Plant Ordinance (Chapter 46, Article V, of the City of Scottsdale's Revised City Code, and Section 7.500 of the Zoning Ordinance.)
- 18. ☐ Native plant inventory assessment: show locations of all protected species on a 24" x 36" Native Plant Plan or on the Grading/Drainage Site Plan. (Separate 8 ½" x 11" native plant inventory assessments will not be accepted.)
- 19. ☐ Identify the name of the salvage contractor. A city of Scottsdale approved salvage contractor shall perform the native plant inventory assessment; the listing of approved salvage contractor is online at www.scottsdaleaz.gov/codes/NativePlant.

Architectural Elevation Plan Requirements:

- 20. ☐ Call out all heights above the Lowest Finished Floor₈₈ (LFF₈₈ or LF₈₈) and/or elevations of roof parapet, top of the roof tile ridge, and chimneys.

Exterior Lighting Review

- 21. ☐ Provide 3 copies of the exterior lighting manufacture cut sheets on a 24" x 36" minimum paper size. Each exterior light cut sheet provided shall be legible. The cut sheet or plans shall clearly identify the light fixture manufacture number utilized, wattage, style. (State law prohibits Mercury Vapor lighting.)
- 22. ☐ Provide the electrical floor plan and/or site plan and indicate the location all exterior light fixtures.
- 23. ☐ Exterior lighting shall comply with Article VII Section 7.600 and associated subsections.

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